

**Minutes of the Regular Meeting of the
Buena Vista Planning and Zoning Commission
February 17, 2010**

CALL TO ORDER

A Regular meeting of the Board of Trustees was called to order at 6:02 PM, Wednesday, February 17, 2010, at the Buena Vista Community Center, Pinon Room, 715 E. Main Street, Buena Vista, Colorado by Chairwoman Baker. Present were Chairwoman Baker, Commissioners Pete Palmer, Jed Selby, Town Planner Shannon Haydin, and Deputy Town Clerk Jennifer Dixon.

ROLL CALL

Deputy Town Clerk Dixon proceeded with the roll call and declared a quorum.

PLEDGE OF ALLEGIANCE

Chairwoman Baker led in the Pledge of Allegiance.

AGENDA ADOPTION

Chairwoman Baker called for amendments to the agenda. **Motion #1** by Commissioner Selby, seconded by Commissioner Palmer, to add "Discussion of Street Projects" as item D under new business. Motion carried. **Motion #2** by Commissioner Selby, seconded by Commissioner Palmer to add "Backlit Vinyl in B-1; Discussion of Backlit Vinyl in B-2" as Item "E" under new business. Motion carried. **Motion #3** by Chairwoman Baker, seconded by Commissioner Palmer to adopt the agenda as amended. Motion carried.

Approval of the Minutes

Chairwoman Baker called for approval of the January 20, 2010 minutes. **Motion #4** by Commissioner Palmer, seconded by Chairwoman Baker, to adopt the minutes as presented. Motion carried.

PUBLIC COMMENT

Chairwoman Baker opened the public comment portion of the hearing at 6:07 PM.
With no comments received, the public comment portion of the hearing was closed at 6:07 PM.

RESPONSE TO PUBLIC COMMENT

None

NEW BUSINESS

- A. Resolution Designating the Place for the Posting of Notices Concerning The Meetings of the Buena Vista Planning and Zoning Commission of the Town Of Buena Vista**

Pursuant to Section 24-6-402(2)(c), C.R.S., the Buena Vista Planning and Zoning Commission of the Town of Buena Vista hereby designates the Southeast doors of the Buena Vista Town Hall, 210 East Main Street, the posting board located near the main doors of the Buena Vista Post Office, 110 Brookdale Avenue, Buena Vista, Colorado, and the Town web-site (buenavistaco.gov) as the places for the posting of notice of meetings of the Buena Vista Planning and Zoning Commission.

Motion #5 by Chairwoman Baker, seconded by Commissioner Palmer to approve the designation of postings as stated in Resolution # 1 series 2010. Motion carried.

B. Monument Signs in the B-1 Zone District

Planner Haydin reported since the implementation of the new Sign Code November 1, 2010, there have been a few unforeseen issues that require further review by the Planning & Zoning Commission. Under the new Code, freestanding signs are not permitted in the B-1 zone district. This decision was deliberate and thoughtful in that the desire was to prevent the "lollipop" style signs in the downtown core area. However, upon further review there may be instances where a freestanding or monument sign is appropriate. Also, the extent of the B-1 zone district is far greater than the downtown core area.

Staff Recommendation

It is not clear whether or not it was always the intent to prohibit freestanding signs in general, or just large, tall freestanding signs. For this reason staff recommends amending the Buena Vista Municipal Code as follows:

Section 16-242 (10) (a) add Monument to the Sign Type column under the B-1 zone district regulations. The maximum number allowed should be 1. The maximum Area allowed should be 24 square feet, and the Height column should read, "Max eight feet above ground."

Planner Haydin requests to recommend to the Board of Trustees that Section 16-242 (10) (a) Permitted maximum number, area, and height of the Buena Vista Municipal Code be amended to allow a maximum of one monument sign no larger than 6 square feet in size and four feet tall per use by right in the B-1 zone district, except on East Main Street where they are expressly prohibited.

After a discussion the following motion was made.

Motion #6 by Commissioner Selby, seconded by Chairwoman Baker to Recommend to the Board of Trustees that Section 16-242 (10) (a) Permitted maximum number, area, and height of the Buena Vista Municipal Code be amended to allow a maximum of one monument sign no larger than 6 square feet in size and four feet tall per use by right in the B-1 zone district, except on East Main Street where they are expressly prohibited. Motion Carried.

C. Projecting Signs in the B-2 Zone District

Planner Haydin explained since the implementation of the new Sign Code November 1, 2010, there have been a few unforeseen issues that require further review by the Planning & Zoning Commission. Under the new Code, projecting signs are not permitted in the B-2 zone district. However, upon further review there may be instances where a projecting sign is appropriate.

Planner Haydin made this recommendation to the commission because a projecting sign may be constructed in an appropriate and attractive manner in the B-2 zone district, staff recommends amending the Buena Vista Municipal Code as follows:

Section 16-242 (10) (a) add Projecting sign to the Sign Type column under the B-2 zone district regulations. The maximum number allowed should be 1. The maximum Area allowed should be 24 square feet, and the Height column should read, "Min. 8 ft., Max. 12 feet above ground"

Zone District	Sign Type	Number	Area	Height
B-2	Projecting	1	24 sq. ft.	Min. 8 ft., Max. 12 feet above ground

After a brief discussion the following motion was made.

Motion #7 by Commissioner Selby, seconded by Chairwoman Baker recommend to the Board of Trustees that Section 16-242 (10) (a) Permitted maximum number, area and height of the Buena Vista Municipal Code be amended to allow a maximum of one projection sign no larger than 24 square feet in size, a minimum of eight feet and a maximum of 14 feet above the ground per use by right in the B-2 zone district; however no project sign may be internally lit vinyl material. Motion carried.

D. Discussion on Street Projects

Commissioner Selby supports concept; there are things that aren't on the list that he feels are important. Also concerned about how wide some of the roads are and how they are necessary.

Planner Haydin explained the list was created with staff and community involvement regarding street drainage, safety. It is up to the Trustees to decide what projects that are presented. Timing will be based on the market prices and how much we can afford at a time. It can still be dictated by projects if there is an opinion on projects it needs to be listed. It was also stated that currently we have zero dollars for capitol improvement.

Chairwoman Baker asked how much staff was able to discuss regarding the Street Improvement Projects.

Planner Haydin responded that town staff was only allowed to discuss facts.

Chairwoman Baker asked what the process was regarding when the bond is approved. Will the Planning and Zoning Commission have input at this time, and asked that they would like some input in the suggestion of what projects and projects. She also questioned if they would be involved at the engineering point of the project as they were for East Main Street.

Planner Haydin believed Planning and zoning would be able to have input and suggested that they go on the record for the Board of Trustees regarding where your concerns are and these are the reasons why. Be clear about if you feel strongly that walk ability, connectivity, and those types of things that are important go on the record and say as you review projects if the bond passes we strongly urge you to consider the following criteria and in addition to take a strong look at the width of streets. Today might not be the time but talk about what types of language the Commission would like to have in that statement.

Commissioner Selby would like to go on the record to say that he would like to see the street designs all go towards Smart Growth Principals. He feels that this is a Planning Action and this is the Planning and Zoning Commission so if there is anything we do he feels strongly we should review through the planning process just like any design or project would.

The Commission agreed to discuss this item the second meeting in March.

E. Backlit vinyl in B-1; Discussion of Backlit Vinyl in B-2

Commissioner Selby stated in B-1 backlit vinyl should be expressly prohibited as it compromises the historical character of the neighborhood. There is very little precedence of any historic district that has backlit vinyl. It is more often seen in highway areas, knows there are currently roughly a dozen or more on East Main Street. He also doesn't feel that it is needed on East Main Street as seen in several Historic areas in Colorado.

After a brief discussion the following motion was made.

Motion #8 by Commissioner Selby, second by Chairwoman Baker for Planner Haydin to draft the language and include the language of the back lit vinyl with these other proposed changes and put them in your staff report to being the process. Motion carried.

Commissioner Selby also recommended as an alternate we could allow Neon signs by special review.

Motion #9 by Commissioner Selby, second by Commissioner Palmer that if neon is not permitted to add it to special use in B-1 and B-2. Motion carried.

Commissioner Selby brought up the suggestion regarding design standards. Planner Haydin recommended that internally staff could direct people to what P & Z would be willing to go through and what they would not.

OLD BUSINESS

A. Permitting and Fees

Planner Haydin gave the background regarding on January 26, 2010, the Board of Trustees enacted an ordinance setting the fees for 2010. Included in the fee schedule are a few new fees that correspond to some new permitting processes. Please see staff report for changes. Planner Haydin also went over the new Building permit and how it covered items that when Chaffee County would not require a permit such as fences, decks below 30 feet, and sheds less than 200 sq feet. This is to be sure these items are up to code standards. Planner Haydin also explained the subdivision fees, deposits, and what "plus costs" could include.

CHAFFEE COUNTY REPORT

Nothing at this time.

STAFF REPORT

Planner Haydin reported on the Highway 24 visioning process. Town Engineer Rachel Friedman and Planner Haydin are working on a vision for Hwy 24 regarding a land use and access plan. This will address pedestrian concerns and CDot will not give money without a plan in place. They are currently starting with the businesses because they feel if you don't ask then it could implode at the end. There are four sections and have had several meetings and invite businesses usually about 20 at a time and they are using the presentation given by Commissioner Selby. They would like more than sidewalks and street lighting. The hope is to have it done by July which is pretty aggressive. Rachel is working with businesses regarding safe access points and that would be better for the business. They also hope to align the zoning with the vision.

Planning and Zoning requested that Planner Haydin do research regarding dark sky code.

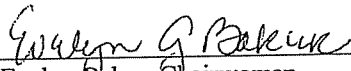
Regarding Ron Hassel's letter regarding Meadows. Concerns regarding Buena Vista fire code being outdated. Town Fire Code is very outdated, however that is not what is currently being applied in town. There is a plan regarding to change the code in Chapter 18 to accept the 2006 fire code and then the Buena Vista could be updated. It is a technicality and they would be legally correct, however it is not why Meadows is petitioning to remove themselves from the district. Proposed piping not being accurate as the water supply not being adequate these issues are all still pending conditional approvals. In the end the water and the piping will be to our standards. Chaffee fire will provide mutual aide.

The Town of Buena Vista does not currently have a fire marshal at this time. There are plans to hire one.

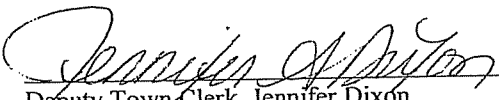
ADJOURNMENT

Motion # 11 by Chairwoman Baker, seconded by Commissioner Palmer, noting that there being no further business to come before the Board declared that the meeting be adjourned at 8:57 PM. Motion carried.

Respectfully submitted:



Evelyn Baker, Chairwoman



Deputy Town Clerk, Jennifer Dixon